

## ENVIRONMENTAL IMPACT STATEMENT - William D. Gould Lands, Minor Subdivision.

The land consists of a tract of approximately  $13\frac{1}{2}$  acres, fronting on the Sassafras River and including a large portion of flooded marsh land. One unique feature is a long narrow sand spit almost cutting off the marsh from the river. A house and garage are located on a point of land separated from the remainder of the high ground by a finger of marsh that extends almost to the northwesterly property line. This point and part of the marsh make up Parcel 1 of the subdivision. The remainder of the marsh and of the high ground is divided into two lots, Parcel 2 and 3. All parcels will be served by the existing lane along the northwest side of the property.

The soil is Sassafras Sandy Loam, a type that is moderately well drained with moderate permeability and erosion. The topography is considered hilly for this section of the country, and the elevation ranges from 0' at water level to 28' at its westernmost corner. All of the land slopes towards the marsh.

Parcels 2 and 3 contain areas of open grassland. Except for the marsh and sand spit, the remainder of the property is wooded. The woods consist of the normal range of native hardwoods, oak, beech, maple, locust, etc. There is comparatively little underbrush except along the fringe of the marsh. The small amount of scrub growth on the sand spit is flooded at high tide. The marsh, itself, consists of native marsh grasses, only the upper parts of which are visible at normal tide. There are some ornamental trees and evergreens around the existing house.

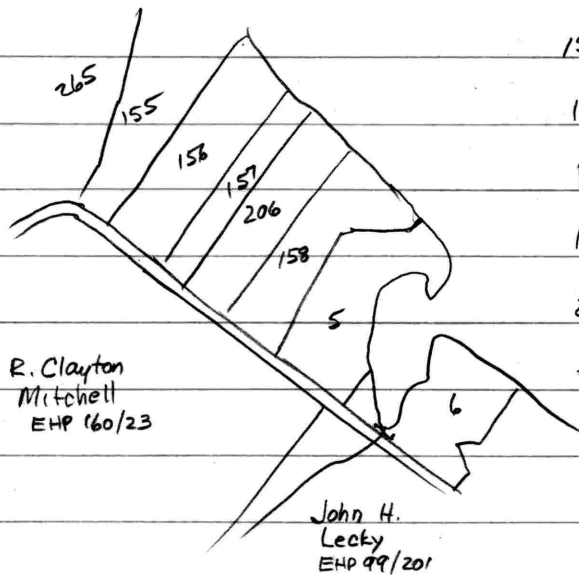
The marsh land is the most critical area on this property, providing a nursery for young fish, possibly rockfish, and a habitat for wading birds and waterfowl. The river shore, other than the sand spit, is protected by a concrete seawall, and it offers little attraction to wildlife. There is a healthy squirrel population, and the area undoubtedly supports the usual small animals such as raccoons, possums, rabbits, etc. A deer herd in the vicinity uses the land for feeding and just passing through.

Any construction on Parcels 2 and 3 would, of necessity, be located 150' to 200' from the edge of the marsh. Normal erosion control practises should prevent any adverse impact on it. This subdivision should have a minimal effect upon the flora, fauna, and water quality of the area.

January 20, 1986.

William R. Nuttle.

MAP 6



155 - Johnson EHP 14/834

156 Alden EHP 52/661

157 F. Thos. Hopkins EHP 96/42

158 Wilmot EHP 27/788

265 Florence T. Williams EHP 159/134

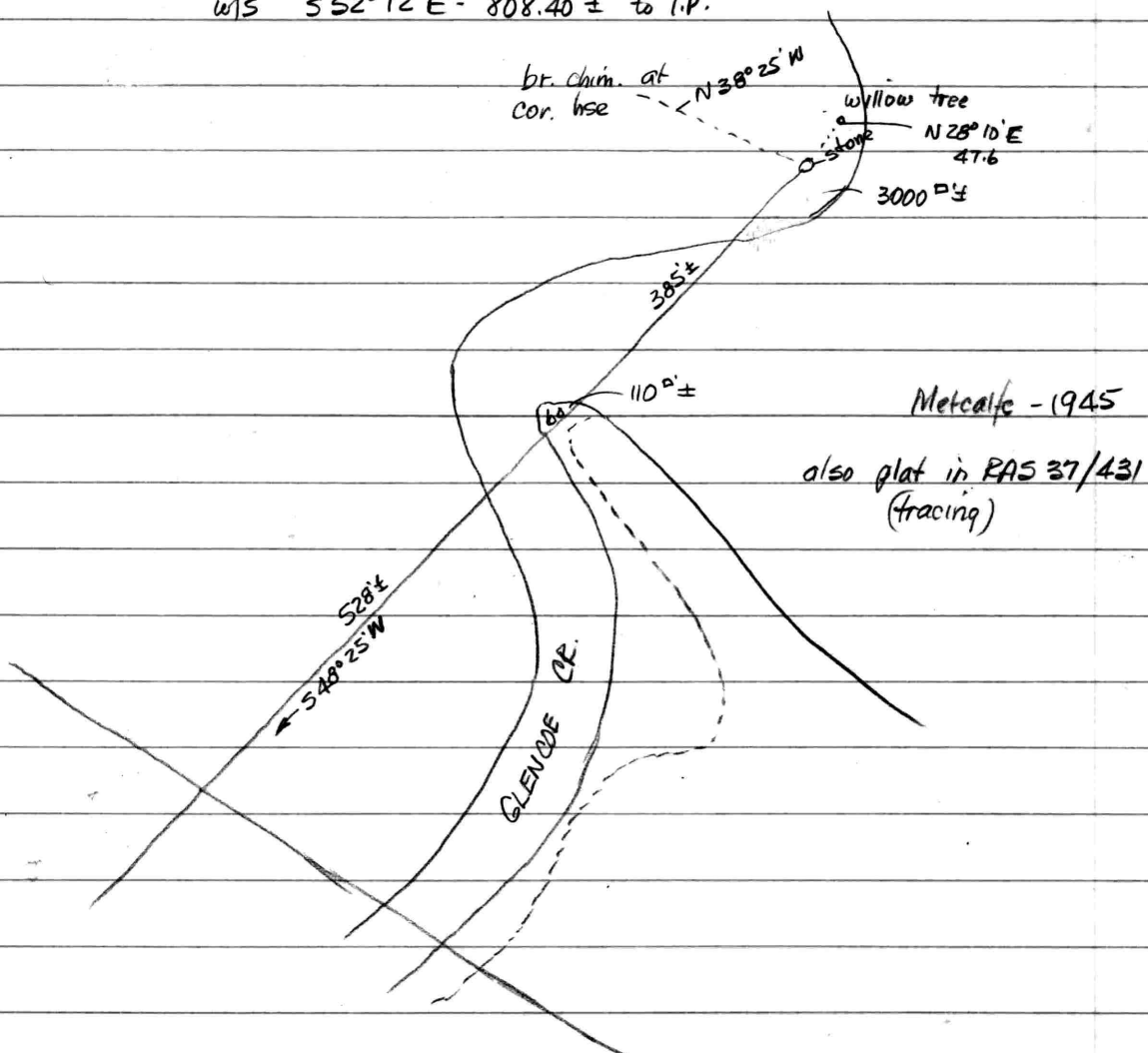
5 Wm. D. Gould EHP 40/482

6 Harold B. Cunningham EHP 50/92

Cunningham - EHP 50/92 - see ~~plat~~ <sup>plat</sup> RAS 38/332

----- S 48° 25' W - 588' ± to NE cor. of land to Whiteshaw

w/s S 52° 12' E - 808.40 ± to I.P.



Sould EHP 40/482

OS 33

Parcel 1 Begin end of  $S52^{\circ}03'E - 1052.87$  line

Across Belle-Chester Rd.  $N33^{\circ}18'E - 717.45$

$N79^{\circ}49'E - 381$

$N37^{\circ}57'E - 25\pm$  to MHW

w/s SE div.  $500\pm$  to Race Cove, the ravine, and lands of

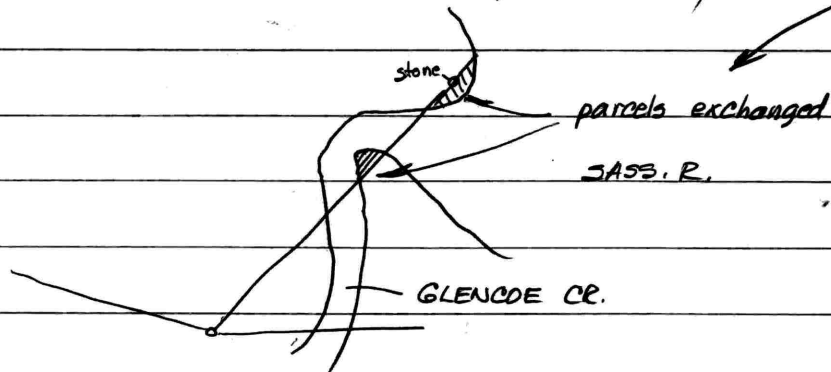
Dunlap

w/ Dunlap over stone on sand bar and up ravine

$S48^{\circ}25'N - 958.63$

$N52^{\circ}03'W - 503.2$  to begin

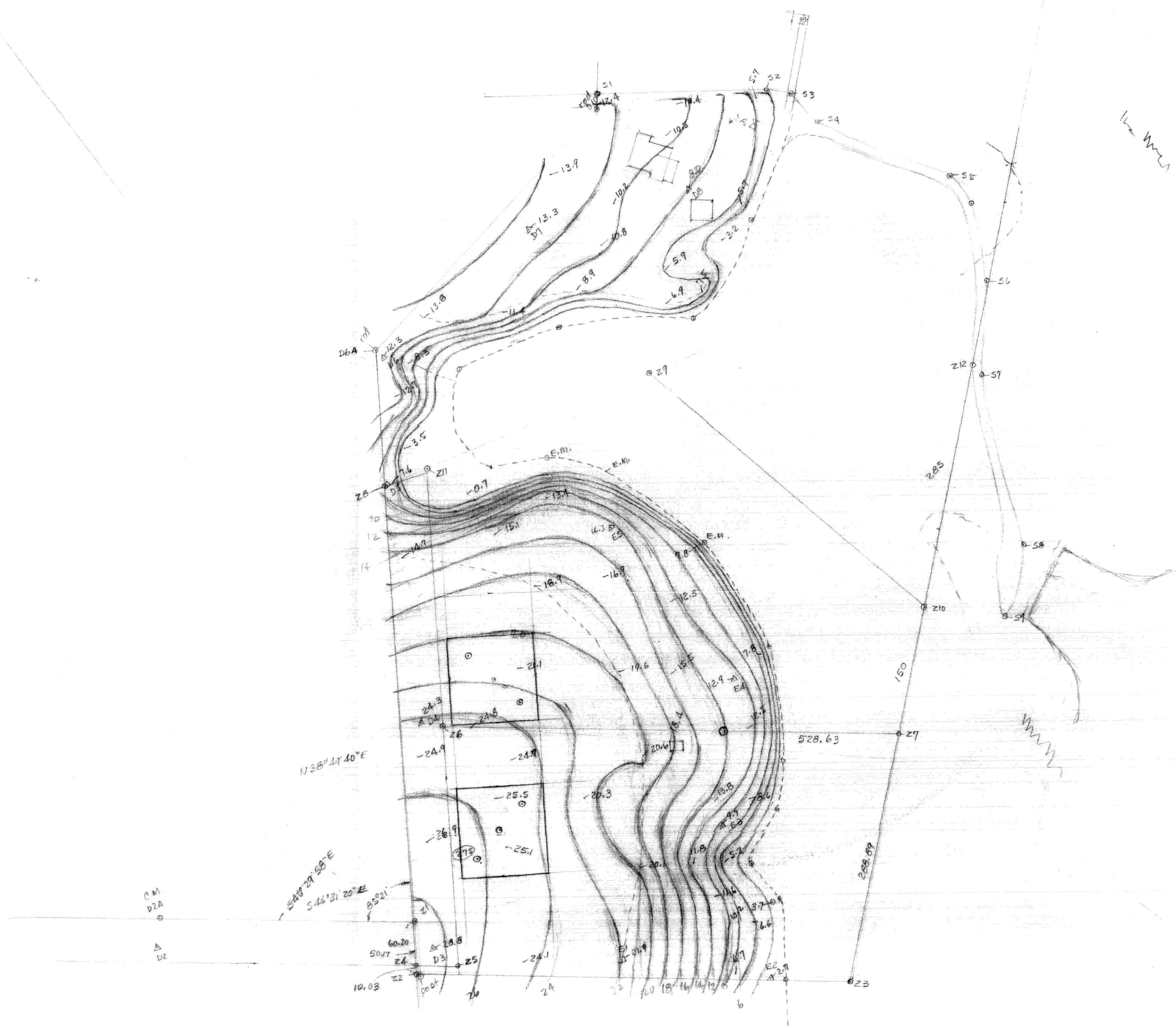
Together with  $\frac{1}{2}$  S&E - see plat R4540/352

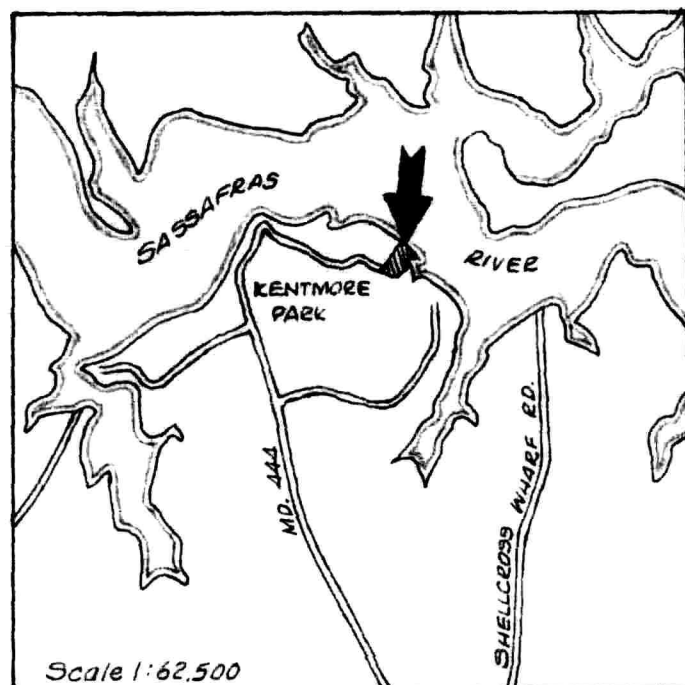


29 60  
19 30  
70 30

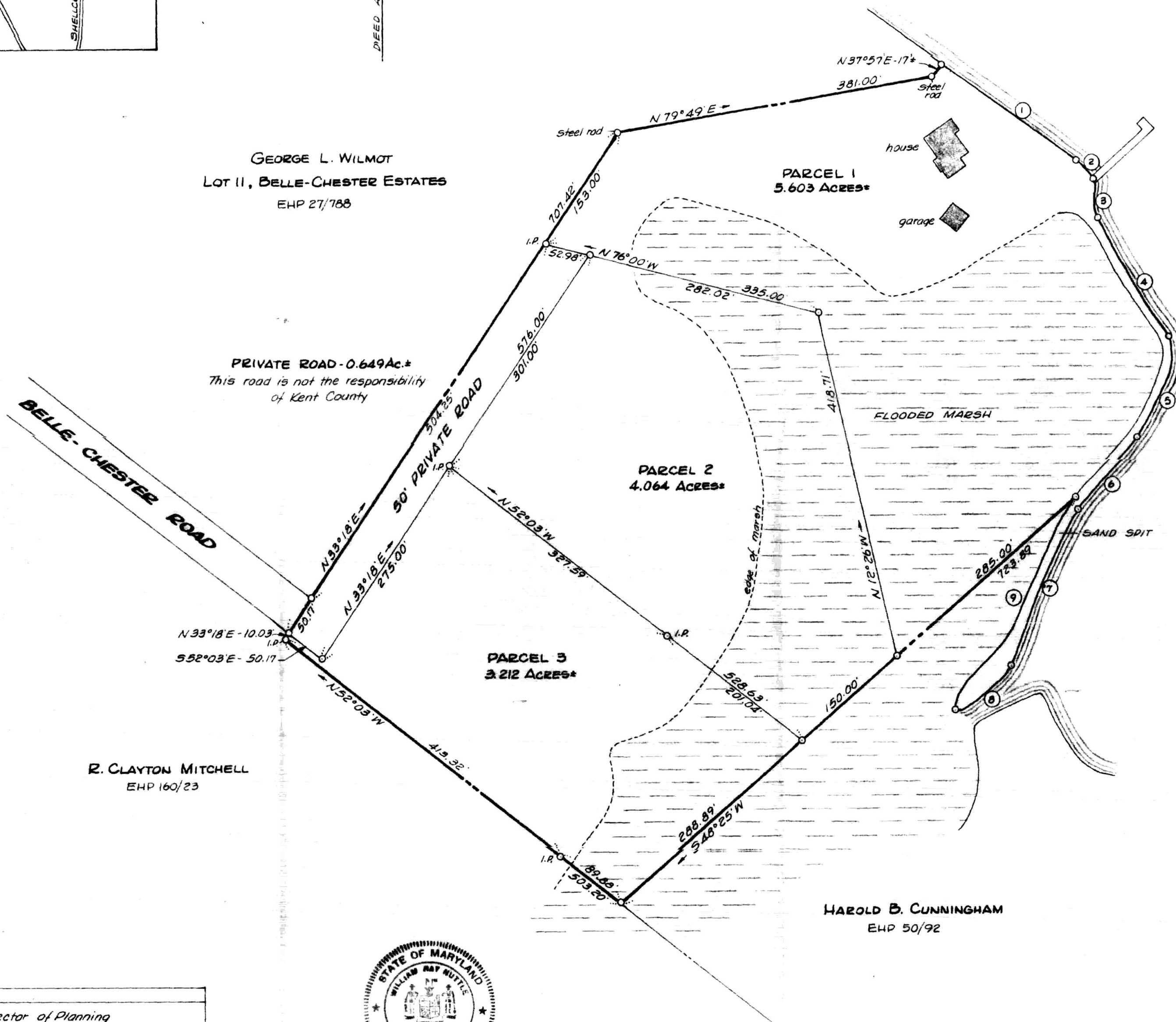
C'D

1/2 Wm





**SASSAFRAS RIVER**



WATER COURSES		
NO.	BEARING	DIST.
1	S 54° 30' 30" E	198.59'
2	S 43° 13' 10" E	27.90'
3	S 04° 01' 50" E	46.32'
4	S 30° 28' 00" E	166.04'
5	S 20° 15' 00" W	121.66'
6	S 39° 51' 00" W	109.55'
7	S 22° 45' 10" W	202.45'
8	S 52° 09' 00" W	85.51'
9	N 30° 28' 20" E	293.46'

Note: See plats in RAS 38/392 and RAS 40/352 showing an exchange of points of fast ground between the present Gould and Cunningham properties. Both points are now covered by water. The sand spit beyond the S 48° 25' W line is an accretion on the Gould lands.

**MINOR SUBDIVISION PLAT  
WILLIAM D. GOULD LANDS**

2<sup>ND</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=100'

Nov. 1985

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

APPROVED BY:

Kent County Director of Planning

Kent County Health Officer



HAROLD B. CUNNINGHAM  
EHP 50/92

I.P. = iron pipe